CLAIMS

What is claimed is:

1.    A computer-assisted method for processing documents in a database

having at least one record therein, said method comprising:

        reviewing asset-related data contained on at least one document;

        receiving said document into said database on a flow basis;

        analyzing contents of said document to ensure compliance with at

least one standard; and

        providing output data from said record in said database.

2.    A computer-assisted method for automated aggregation and

authentication of asset documents, said method comprising:

        associating an asset with a record in a database;

        inventorying an asset document into the associated record in the

database on a flow basis;

        analyzing contents of the asset document to ensure compliance

with at least one standard;

        providing specific information contained in the asset document to a

user on demand; and

        generating common information from a plurality of the records.

3.    The method of claim 2, wherein the inventorying step comprises:

        determining a necessary asset document for origination or updating

of the record;

entering information contained in the necessary asset document into the record of the database on a flow basis;

scanning the necessary asset document for the purpose of creating an electronic facsimile of the necessary asset document; and

reviewing the record and the electronic facsimile to ensure compliance with at least one standard.

4. The method of claim 2, wherein the analyzing step comprises:

retrieving data stored in the associated record; and

comparing the contents of the asset document to the retrieved data.

5. The method of claim 2, wherein the providing step comprises:

requesting specific information contained in the asset document;

locating a record associated with the asset document;

retrieving the record; and

extracting the specific information contained in the asset document.

6. The method of claim 2, wherein the generating step comprises:

determining the common information required from a plurality of the asset documents;

initiating a query in the database whereby the query collects all records containing the common information thereby creating a plurality of asset records;

aggregating the common information contained in the plurality of records;

displaying the aggregated common information; and

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extracting the aggregated common information.

7. The method of claim 2, wherein the standard comprises a banking standard for securitizing a financial instrument.

8. The method of claim 2, wherein the asset comprises a commercial mortgage loan.

9. The method of claim 3, wherein the inventorying step further comprises generating an identification marker and affixing the identification marker to the necessary asset document.

10. The method of claim 3, wherein the standard comprises a legal standard for document quality.

11. The method of claim 3, wherein the inventorying step further comprises initiating a query to determine missing data for the associated record.

12. The method of claim 5, wherein the step of extracting the specific information further comprises writing the common information to a computer readable medium.

13. The method of claim 5, wherein the step of extracting the specific information further comprises publishing the required information on a website.

14. The method of claim 5, wherein the step of extracting the specific information further comprises generating and sending an e-mail message containing the required information.

15. The method of claim 5, wherein the step of extracting further comprises generating a copy of the electronic facsimile of the asset document containing the specific information.

16. The method of claim 6, wherein the step of extracting the aggregated common information further comprises extracting the common information for securitizing a financial instrument.

17. The method of claim 6, wherein the step of extracting the aggregated common information further comprises writing the common information to a computer readable medium.

18. The method of claim 6, wherein the step of extracting the aggregated common information further comprises publishing the common information on a website.

19. The method of claim 6, wherein the step of extracting the aggregated common information further comprises generating and sending an e-mail message containing the common information.

20. The method of claim 6, wherein the database includes a relational database.

21. A computer readable medium having computer executable instructions for performing a method for automated aggregation and authentication of asset documents into a database, the method comprising:

associating an asset with a record in a database;

inventorying an asset document into the record in the database on a flow basis;

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analyzing the contents of the asset document to promote

compliance with a standard;

providing specific information contained in the asset document to a

user; and

generating common information from the database.

22. The computer readable medium of claim 21, wherein the asset is a

commercial mortgage loan.

23. The computer readable medium of claim 22, wherein the standard

comprises applicable standards for loan securitization.

24. The computer readable medium of claim 23, wherein the common

information is generated for use in commercial mortgage loan

securitization.

25. A computer system for automated aggregation and authentication of asset

documents comprising:

a data input device for receiving first information from an asset

document associated with an asset from an input source where a plurality

of the asset documents associated with the asset comprise a record;

a storage device for storing the record;

a processor for:

retrieving comparison data where the comparison data

comprises compared common data fields of the stored first

information from a plurality of the asset documents within the

record and providing the comparison data to a user;

retrieving second information where the second information comprises the asset documents common data fields within the record and providing the second information to a user;

retrieving third information where the third information comprises data from fields common to the multiple records and providing the third information to a user;

identifying missing data for the asset and providing a missing data output to notify a user; and

a data output device for generating first output information from the processor.

26. The computer system according to claim 25, wherein the storage device includes a relational database.

27. The computer system according to claim 26, wherein the first information is electronically transferred to the computer system.

28. The computer system according to claim 27, wherein the first information is transferred to the computer system over a telecommunications system.

29. The computer system according to claim 28, wherein the processor aggregates information from a plurality of the assets thereby creating an asset aggregation output for use in securitizing the assets into a financial instrument.

30. A computer system for managing, servicing and aggregating commercial mortgage loans comprising:

a means for inputting information regarding a plurality of commercial mortgage loans;

a means for storing the information regarding the commercial mortgage loans;

a first query means for collecting information from at least one commercial mortgage loan;

a first query result presentation means for presenting the collected information;

a second query means for determining if any data is missing from the commercial mortgage loan;

a second query result presentation means for presenting a missing data alert;

a means for aggregating the information of the commercial mortgage loans wherein the means for aggregating has an asset analysis means for determining if the commercial mortgage loan is prepared for securitization;

a means for displaying aggregated information;

a means for alerting a user if any aggregated information necessary for securitization is missing; and

a means for extracting information.

31.  A computer-assisted method for automated aggregation and authentication of asset documents, the method comprising:

associating an asset with a record in a database;

inventorying an asset document into the associated record in the

database in near real time as the asset document becomes available to

the loan originator;

analyzing contents of the asset document to ensure compliance

with customary standards for loan securitization;

providing specific information contained in the asset document to a

user; and

generating common information from a plurality of the records

where the common information is generated for the purpose of secrutizing

the asset into a trust and providing common information to potential

investors in the trust.

32.  A computer readable medium having computer executable instructions for

performing a method for processing asset-related documents in a

database having at least one record therein, the method comprising:

reviewing asset-related data contained on at least one asset

document;

receiving said asset document into said database on a flow basis;

analyzing contents of said asset document to ensure compliance

with at least one standard; and

providing output data from said record in said database.